

076.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

790,200 / 790,200

USE VALUE:

790,200 / 790,200

ASSESSED:

790,200 / 790,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		STOWECROFT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HEENAN ROBERT D	
Owner 2:	
Owner 3:	

Street 1: 102 STOWECROFT RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1: LANE PROVIDENZA -
Owner 2: -
Street 1: 102 STOWECROFT RD
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION									
This parcel contains 6,775 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Vinyl Exterior and 2012 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt	3	22			
Flood Haz:									
D				Topo	1	Level			
s				Street					
t				Gas:					

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6775		Sq. Ft.	Site		0	70.	0.92	12									436,277						436,300	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
101	6775.000	353,000	900	436,300	790,200						48175	
Total Card	0.156	353,000	900	436,300	790,200		Entered Lot Size				GIS Ref	
Total Parcel	0.156	353,000	900	436,300	790,200		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	392.74	/Parcel:	392.7	Land Unit Type:				Insp Date	

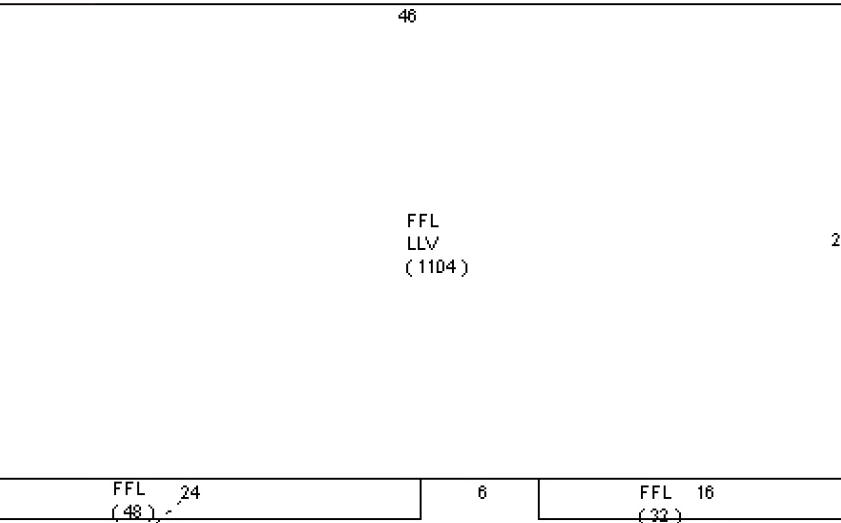
PREVIOUS ASSESSMENT							Parcel ID		Notes	
Tax Yr							Date		Date	

2020	101	FV	353,000	900	6,775.	436,300	790,200	790,200	Year End Roll	12/18/2019
2019	101	FV	306,600	0	6,775.	405,100	711,700	711,700	Year End Roll	1/3/2019
2018	101	FV	306,600	0	6,775.	405,100	711,700	711,700	Year End Roll	12/20/2017
2017	101	FV	306,600	0	6,775.	355,300	661,900	661,900	Year End Roll	1/3/2017
2016	101	FV	306,600	0	6,775.	324,100	630,700	630,700	Year End	1/4/2016
2015	101	FV	279,000	0	6,775.	286,700	565,700	565,700	Year End Roll	12/11/2014
2014	101	FV	279,000	0	6,775.	271,100	550,100	550,100	Year End Roll	12/16/2013
2013	101	FV	279,000	0	6,775.	258,000	537,000	537,000		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
LANE PROVIDENZA	44355-269		12/22/2004		557,500	No	No		Patricia Heenan dod 07/28/2011								
OPPEDISANO PASQ	35235-511		4/8/2002		472,000	No	No										
	10019-76		4/12/1962			No	No	N									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
8/19/2013	1245	Re-Roof	9,850	C						10/8/2018	MEAS&NOTICE	HS	Hanne S				
										1/10/2014	Info Fm Prmt	EMK	Ellen K				
										12/23/2008	Meas/Inspect	336	PATRIOT				
										3/28/2005	MLS	MM	Mary M				
										7/27/2002	MLS	MM	Mary M				
										4/20/2000	Inspected	243	PATRIOT				
										11/8/1999	Mailer Sent						
										10/14/1999	Measured	266	PATRIOT				
										8/5/1993		TH					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Good			PDAS.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	12%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: WHITE				A Kits: 1	Rating: Good														
View / Desir:				Fppl: 2	Rating: Good														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1962	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:				1	6	3	1								
Sec Int Wall:		%		Economic:															
Partition: T - Typical				Special:															
Prim Floors: 3 - Hardwood				Override:															
Sec Floors:		%		Total:	10.8 %			<b>Totals</b>											
Bsmnt Flr: 6 - Ceramic Tile				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Subfloor:				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar: 1				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 1.03390872															
Insulation: 2 - Typical				Adj \$ / SQ: 132.599															
Int vs Ext: S				Other Features: 127206															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 395779															
% Com Wall		% Sprinkled:		Depreciation: 42744															
				Depreciated Total: 353035															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 076.0-0004-0005.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	A	AV	2007	0.00	T	9.6	101							
19	Patio	D	Y	1	10X26	A	AV	2010	3.69	T	7.2	101			900		900		
More: N	Total Yard Items:	900	Total Special Features:		Total:	900													
																			
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			
																			